

Minutes of Regular Meeting of September 13, 2016
City Council Chambers, One Twin Pines Lane, Belmont, CA

CALL TO ORDER: 7:00 P.M.

ROLL CALL

Councilmembers Present: Hurt, Stone, Lieberman (left the meeting at 7:30 p.m.), Kim, Reed
Councilmembers Absent: None

PLEDGE OF ALLEGIANCE

Led by Little League and Softball team members.

SPECIAL PRESENTATIONS

Proclamations Honoring Ken Knobel and Bal Kay for Outstanding Public Service to the Belmont-Redwood Shores Sports Community

Proclamation Honoring the 2016 10/11 Belmont Redwood Shores Little League Majors All Star Team

Proclamation Honoring the 2016 11/12 Belmont Redwood Shores Little League Majors All Star Team

Proclamation Honoring the 2016 Belmont Redwood Shores Youth Softball Association 12C Belmont-Blast Uozuma All Star Team

Proclamations were presented to the sports teams as well as to Ken Knobel and Bal Kay.

RECESS: 7:20 P.M.

RECONVENE: 7:25 P.M.

MATTERS OF COUNCIL INTEREST/CLARIFICATION (Item taken out of order)

Resolution in Support of Bay Area Air Quality Management District Consideration of Rule 12-16 to Ensure Community and Refinery Worker Health and Safety (Stone)

Councilmember Stone noted that people involved in environmental issues brought the issue to his attention. He noted that although there are no oil refineries in Belmont, he requested consideration for a resolution of support for legislation to address environmental issues associated with refineries.

ACTION: On a motion by Councilmember Hurt, seconded by Councilmember Lieberman, and unanimously approved to support a resolution as requested. Said resolution would be placed on the next City Council agenda for approval.

(At this time, being 7:30 p.m., Councilmember Stone left the meeting.)

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

Karen Shornstein, Notre Dame de Namur University, outlined upcoming events at the University.

Kathleen Beasley, Belmont Library, outlined upcoming events at the Library.

Judi Allen, Belmont resident, invited residents to a public awareness meeting regarding gas powered leaf blowers.

Kathleen Holt, Belmont property owner, requested exclusion of Elmer Street from the Downtown Village Specific Plan. She expressed concerns that either side of Elmer Street is being treated differently in the Plan.

COUNCILMEMBER ANNOUNCEMENTS

Councilmember Hurt outlined upcoming community events.

Mayor Reed noted that the County Elections Office was recruiting Poll workers for Election Day.

Councilmember Lieberman commented regarding a current college internet bank account scam.

Councilmember Kim announced an upcoming public workshop on the Dumbarton Bridge corridor traffic.

QUESTIONS AND COMMENTS ON CONSENT CALENDAR

In response to Councilmember Hurt regarding the hazard mitigation plan, Police Captain Pat Halleran explained that monies are available to mitigate potential effects of future disasters, and that a plan must be in place in order to qualify for funding. He pointed out that cities in San Mateo County joined forces to write a county-wide plan in order to avoid having to write individual plans. He noted that once each city approves the plan, annual updates will be required.

Councilmember Hurt requested further information regarding the Ralston Corridor project and how it relates to the General Plan and Downtown Village Specific Plan. She expressed a desire to be forward-thinking on such projects.

Councilmember Hurt also commented regarding the PACE funding item (Property Assessed Clean Energy) financing. She expressed concerns regarding the effect on the current housing crisis and predatory lending. Finance Director Fil pointed out that the assessment runs with the property. He explained that there are committees to oversee the program, and the City carries no liability.

Rick Smith, YgreneWorks Program, stated that his company shares concerns regarding predatory lending. He noted that all contracts are monitored, and the contract is a tool to leverage equity to be in compliance with new regulations. He pointed out that the debt can be paid off at any time.

Leah Wiggs, HERO Program, noted that many communities in San Mateo County have already signed onto the HERO program, which includes robust consumer protection programs.

Councilmember Hurt expressed her appreciation for such public-private partnerships.

ITEMS APPROVED ON CONSENT CALENDAR

Minutes of Regular City Council Meeting of August 23, 2016

Resolution 2016-088 Accepting Volume 1 and the City Of Belmont's Annex of Volume 2 of the Updated San Mateo County Hazard Mitigation Plan

Resolution 2016-089 approving an Architectural and Engineering Services Agreement with TJKM Transportation for the design of Segment 1 of the Ralston Avenue Corridor Improvement Project in an amount not to exceed \$206,182

Resolution 2016-090 (HERO Program and JPA Agreement, YgreneWorks Program **Resolution 2016-091** and JPA Agreement, and Figtree Financing Program **Resolution 2016-092** and JPA Agreement) authorizing three new Property Assessed Clean Energy (PACE) financing program administrators to operate in the City of Belmont, and authorizing related actions.

Resolution 2016-093 approving a Permanent Encroachment Agreement to allow a privately maintained driveway bridge structure, retaining walls and hand-railings within the public rights-of-way at 2607 Monte Cresta Drive (APN 043-173-370)

Resolution 2016-094 committing the City of Belmont to continue to work with other jurisdictions in the County to address the housing crisis on a regional basis, including through ongoing support of the Home for All San Mateo County Initiative.

ACTION: On a motion by Councilmember Lieberman, seconded by Councilmember Kim, the Consent Agenda was unanimously approved (4-0, Stone absent).

PUBLIC HEARINGS

Amendments to Section 24 (Secondary Dwelling Unit) of the Belmont Zoning Ordinance (Ordinance No. 360), related to the development standards and review process for secondary dwelling units; CEQA: Statutorily Exempt, Section 15282 (d)

Principal Planner DiDonato described the community outreach used for the reintroduced ordinance addressing secondary dwelling units. He outlined the new development standards recommended by the Planning Commission. He described recent secondary dwelling unit applications relative to unit size, and noted that none were over 1,000 square feet. He provided comparative information with neighboring cities.

Principal Planner DiDonato described the process that would be utilized for an exception process by the Planning Commission for secondary units. He clarified that parking and aesthetics were addressed in previous modifications to the zoning ordinance. He outlined the impacts to be measured through the evaluation process.

The following Belmont residents expressed support for the ordinance, and expressed concerns regarding private views and parking: **Jennifer Lien, Bessie Ip, Ken Lien, Glenn Morgan, Michael O'Neill.**

Josh Portner, Belmont resident, expressed support for the ordinance and recommended increasing the size of detached units above the proposed 399 square feet.

Lewis Scarpace, Belmont resident, expressed support for the ordinance and suggested that the City Council consider a future policy discussion on short-term rentals to address transient use of secondary units.

Karen Shane, Belmont resident, expressed support for the ordinance and recommended reversing the square footage allowance for attached versus detached maximum sizes. She pointed out that many Airbnb clients use car transport companies and do not have a car.

Daniel Pierce, Belmont resident, expressed support for the ordinance and expressed concerns regarding parking. He noted that the Belmont hills area does not have infrastructure to support greater housing densities.

Councilmember Kim noted that State law prohibits the city from making regulations more stringent for secondary dwelling units than for main units. He concurred that infrastructure needs should be addressed. He expressed support for the exemption process for larger units and for the recommended threshold for ministerial review.

Mayor Reed read Councilmember Stone's comments regarding the proposed ordinance. Councilmember Stone supports an increase in the threshold square footage for detached units for ministerial review.

Councilmember Lieberman expressed concerns regarding the 399 maximum for ministerial review. He suggested a review of the ordinance following implementation. He pointed out that since there are so few applications for secondary dwelling units, parking is not likely an issue at this time, and he is willing to address it if it becomes an issue.

Councilmember Hurt expressed support for a less restrictive process. She pointed out that development standards should be able address privacy and private views. She expressed support for the proposed threshold for ministerial review, and suggested revisiting the modifications in one year.

Mayor Reed expressed support for the proposed new process. He noted that the parking burden should not be placed on a small number of secondary dwelling units. He pointed out that many people do not park in their garages, and that privacy and views could be addressed by a separate ordinance.

Councilmembers commended the public process and the work of the Planning Commission.

ACTION: On a motion by Councilmember Kim, seconded by Councilmember Hurt, and unanimously approved (4-0, Stone absent) to introduce an ordinance Amending Section 24 (Secondary Dwelling Unit) of the Belmont Zoning Ordinance (Ordinance No. 360), related to the

development standards and review process for secondary dwelling units; CEQA: Statutorily Exempt, Section 15282 (d)

COMMISSION, COMMITTEE, AND COUNCIL INTERGOVERNMENTAL ASSIGNMENT UPDATES, AND STAFF ITEMS

Verbal report from Councilmembers on Intergovernmental (IGR) and Subcommittee Assignments

Councilmember Lieberman commented regarding a meeting he attended with the ice skating community, members of the Board of Supervisors and representatives from the City of San Mateo to discuss potential public-private partnership relative to a new skating rink. He described an issue with Silicon Valley Clean Water regarding West Bay Sanitary District's no vote for design work for the conveyance system, which will delay projects and will result in increased costs for all member agencies.

Councilmember Kim noted that the C/CAG Board filled a vacancy on CMEQ (Congestion Management and Environmental Quality) by appointing Josh Powell, Belmont resident, as the public member of the committee.

Verbal report from City Manager

City Manager Scoles spoke regarding the Department of Energy grant for electric vehicle charging stations. He noted that the C/CAG grant application process could result in monies to Belmont. He pointed out that school hours have changed, and staff will monitor Ralston Avenue traffic as a result. He spoke regarding some upcoming minor changes to the City Council agenda format. He noted that Old County Road has been reopened to two-way traffic following the roadway project on that street.

ADJOURNMENT at this time, being 9:35 P.M

Terri Cook
City Clerk